

**Certificate of Notice Page 1 of 3**  
 United States Bankruptcy Court  
 Eastern District of Pennsylvania

In re:  
 James F. Bareis  
 Debtor

Case No. 19-12579-jkf  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Stacey  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 7

Date Rcvd: Mar 12, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 14, 2020.

db +James F. Bareis, 732 N. Limekiln Pike, Chalfont, PA 18914-1507  
 cr ++CITIZENS BANK N A, ATTN BANKRUPTCY TEAM, ONE CITIZENS BANK WAY, JCA115,  
 JOHNSTON RI 02919-1922  
 (address filed with court: Citizens Bank N.A., One Citizens Bank Way Mailstop JCA115,  
 Johnston, RI 02919)  
 r +ELIZABETH SCHAEFER, Realty Group One Legacy, 601 New Britain Road, Bldg. 100,  
 Doylestown, PA 18901-2788  
 cr +SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd, Suite 300, Highlands Ranch, CO 80129-2386

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: megan.harper@phila.gov Mar 13 2020 03:12:10 City of Philadelphia,  
 City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor,  
 Philadelphia, PA 19102-1595  
 smg E-mail/Text: RVSVCBICNOTICE1@state.pa.us Mar 13 2020 03:11:47  
 Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946,  
 Harrisburg, PA 17128-0946  
 smg +E-mail/Text: usapae.bankruptcynotices@usdoj.gov Mar 13 2020 03:11:58 U.S. Attorney Office,  
 c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404  
 cr E-mail/Text: Bankruptcy.RI@Citizensbank.com Mar 13 2020 03:11:22 Citizens Bank N.A.,  
 One Citizens Bank Way Mailstop JCA115, Johnston, RI 02919

TOTAL: 4

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address  
 pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 14, 2020

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 12, 2020 at the address(es) listed below:

ANDREW M. LUBIN on behalf of Creditor Bank of America, N.A. alubin@milsteadlaw.com,  
 bkecf@milsteadlaw.com  
 KEVIN G. MCDONALD on behalf of Creditor Toyota Lease Trust bkgroup@kmlawgroup.com  
 KEVIN S. FRANKEL on behalf of Creditor SPECIALIZED LOAN SERVICING LLC pa-bk@logs.com  
 KRISTEN D. LITTLE on behalf of Creditor SPECIALIZED LOAN SERVICING LLC pakb@logs.com  
 MICHAEL J. CLARK on behalf of Creditor SPECIALIZED LOAN SERVICING LLC mjclark@logs.com  
 MICHAEL J. MCCRYSTAL on behalf of Debtor James F. Bareis mccrystallaw@gmail.com,  
 sueparalegal@gmail.com  
 POLLY A. LANGDON on behalf of Trustee SCOTT F. WATERMAN (Chapter 13) ecfmail@readingch13.com  
 REBECCA ANN SOLARZ on behalf of Creditor Toyota Lease Trust bkgroup@kmlawgroup.com  
 SCOTT F. WATERMAN (Chapter 13) on behalf of Trustee SCOTT F. WATERMAN (Chapter 13)  
 ECFMail@ReadingCh13.com  
 SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingCh13.com  
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 11

1 Michael J. McCrystal, Esquire  
2 151 Main Street, STE. A  
3 Emmaus, PA 18049  
4 (610) 262-7873

5 Attorney for Debtor

6  
7 IN THE UNITED STATES BANKRUPTCY COURT  
8 FOR THE EASTERN DISTRICT OF PENNSYLVANIA  
9 PHILADELPHIA DIVISION  
10

11 James F. Bareis

Case No. 19-12579-jkf  
Chapter 13

12 Debtor.

13 James F. Bareis  
14 Movant

15 Vs.

16 Citizens Bank N.A.  
17 Specialized Loan Servicing LLC  
18 Bucks County Tax Claim Bureau  
19 Internal Revenue Service  
20 Commonwealth of Pennsylvania  
21 Respondents  
22

23 AND NOW, this 12th day of March 2020 upon consideration of the Debtor's  
24 Motion to Sell Free and Clear of Liens and Encumbrances and after notice and  
25 opportunity to be heard:

26 It is ORDERED that the Debtor's Motion to Sell Real Estate Free and Clear of Liens and  
27 Encumbrances is GRANTED.

28 The debtor is authorized to sell real property located at 732 N. Limekiln Pike, Township  
29 of Chalfont, County of Bucks, Commonwealth of Pennsylvania, free and clear of existing  
30 liens and encumbrances of any nature or kind.

31 The Real Property shall be conveyed to William Earl Boswell, pursuant to the terms and  
32 conditions of the agreement of sale (for a purchase price of \$295,000.00) as set forth in  
33 the Motion, free and clear of any and all existing liens and encumbrances of any nature or  
34 kind.

35 Because debtor has secured this sale *with* the assistance of a real estate agent or broker,  
36 Realty One Group Legacy attn. Al Ferraguti and such Broker has sought to be approved  
37 by this Court pursuant to a Listing Agreement which sets out terms of a commission and  
38 ***such commission is authorized*** to be made by this order. Pursuant to the Order of this  
39 Court, the approved commission is 4.5%.

40 355 Old Post Road, STE. 4  
41 Coplay, PA 18037  
42 (610) 262-7873

ORDER TO SELL

5. The Seller's ordinary, customary and reasonable closing costs including but not limited to transfer taxes, tax certifications, document preparation fees, real estate taxes, lienable municipal services and express mail fees will be paid out of the proceeds of the sale.
6. Following the payment of the Seller's Closing Costs, all liens and encumbrances will be paid out of the proceeds of sale, in the order of their priority, until the proceeds are exhausted as follows:
- a. Payoff of outstanding real estate taxes of the Bucks County Tax Claim Bureau
  - b. Payoff of outstanding sewer and trash charges of the Township of Chalfont
  - c. Payment in full of the Mortgage of Specialized Loan Servicing LLC
  - d. Payment in full of the Mortgage of Citizens Bank N.A.
  - e. Payment in full of the Internal Revenue Service
  - f. Funds, if any remaining, shall be placed into the escrow account of the Debtor's attorney pending further order of this Court.
  - g. Closing is required within 30 days of a payoff quote or a new payoff quote is required within 30 days of closing;
  - h. The Debtor is authorized to execute any and all documents and to perform any and all acts necessary for the debtor to consummate the sale of the real property as authorized by this Order.

BY THE COURT:



Honorable Jean K. FitzSimon  
United States Bankruptcy Judge